

160.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,138,900 / 1,138,900

USE VALUE: 1,138,900 / 1,138,900

ASSESSED: 1,138,900 / 1,138,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
203		PARK AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SYTKOWSKI ARTHUR J-PAMELA A	
Owner 2:	
Owner 3:	

Street 1: 203 PARK AVE
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
StProv: Cntry:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 12,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1874, having primarily Clapboard Exterior and 3556 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12000		Sq. Ft.	Site		0	70.	0.62	8			Med. Tr	-5					518,700						518,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										106423
										GIS Ref
										GIS Ref
										Insp Date
										09/20/18

PREVIOUS ASSESSMENT

Parcel ID 160.0-0001-0004.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	620,200	0	12,000.	518,700	1,138,900	1,138,900	Year End Roll	12/18/2019
2019	101	FV	453,700	0	12,000.	518,700	972,400	972,400	Year End Roll	1/3/2019
2018	101	FV	465,500	0	12,000.	459,400	924,900	924,900	Year End Roll	12/20/2017
2017	101	FV	465,500	0	12,000.	385,300	850,800	850,800	Year End Roll	1/3/2017
2016	101	FV	465,500	0	12,000.	385,300	850,800	850,800	Year End	1/4/2016
2015	101	FV	440,400	0	12,000.	333,500	773,900	773,900	Year End Roll	12/11/2014
2014	101	FV	440,400	0	12,000.	322,300	762,700	762,700	Year End Roll	12/16/2013
2013	101	FV	440,400	0	12,000.	306,800	747,200	747,200		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
	13720-313		6/1/1979		115,000	No	No	Y					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2017	1548	New Wind	25,000	C				
10/19/2005	974	Redo Kit	53,000			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	Inspected	CC	Chris C
6/7/2018	MEAS&NOTICE	CC	Chris C
10/29/2008	Meas/Inspect	163	PATRIOT
1/21/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	256	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial	Sty Ht: 2H - 2 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	INSIDE BETTER THAN OUT.								WDK (360)	12				
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall: %	A Bath: 2	Rating: Average									10	20				
Roof Struct: 1 - Gable	Roof Cover: 2 - Slate	Color: TAN	View / Desir:	3/4 Bath: 1	Rating:									FFL (200)	20				
GENERAL INFORMATION				A 3QBth:	Rating:									UAT SFL FFL BMT (400)	20				
Grade: B- - Good (-)	Year Blt: 1874	Eff Yr Blt:	Alt LUC:	A HBth:	Rating:									10	20				
Jurisdct: G7	Fact: .	Const Mod:	Lump Sum Adj:	OthrFix: 2	Rating: Average									2	6				
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Phys Cond: GD - Good	18. %	Location:				Exterior:	No Unit	RMS	BRS	FL					
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	Total: 50 %	Functional: %	Override: %	Total: 18.6 %	Total Units:				Interior:	1	11	6						
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Economic: %		Floor:				Additions:									
Insulation: 2 - Typical	Int vs Ext: B	Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	Special: %		% Own:				Kitchen:									
# Heat Sys: 2	% Heated: 100	% AC: 100	Solar HW: NO	Override: %		Name:				Baths:									
CALC SUMMARY				COMPARABLE SALES				WtAv\$/SQ:				Plumbing:							
Basic \$ / SQ: 125.00				Rate Parcel ID Typ Date Sale Price				AvRate:				Electric:							
Size Adj.: 0.95381939								Ind.Val:				Heating:							
Const Adj.: 1.01455045												General:	1	11	6				
Adj \$ / SQ: 120.962																			
Other Features: 145747																			
Grade Factor: 1.21																			
NBHD Inf: 1.00000000																			
NBHD Mod:																			
LUC Factor: 1.00																			
Adj Total: 761972																			
Depreciation: 141727																			
Depreciated Total: 620246																			
MOBILE HOME				Make:				Model:				Serial #:				Year:			
SPEC FEATURES/YARD ITEMS																PARCEL ID 160.0-0001-0004.0			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N		Total Yard Items:				Total Special Features:				Total:									


